



## 9 Argonaut Avenue, Derby, DE74 2UX

**Asking Price £270,000**

A most attractively presented three-bedroom semi-detached property, benefitting from double glazing and gas central heating throughout. The accommodation includes an entrance hall, guest cloakroom, dining kitchen, lounge, three bedrooms, and a family bathroom which also serves as an en-suite to the principal bedroom.

Externally, the property enjoys well-maintained and enclosed landscaped gardens, along with off-road parking and a private rear garden.

Castle Donington is a vibrant and highly sought-after village, offering an excellent range of local amenities including shops, post office, doctors' surgery, pharmacy, supermarket, pubs, and restaurants. For commuters, East Midlands Airport, East Midlands Parkway railway station, and the national motorway network are all easily accessible, with further links to Nottingham, Derby, and Leicester via the 24-hour Skylink bus service.

\*EPC TO FOLLOW

### The Property & Village

A most attractively presented three-bedroom semi-detached home, benefitting from double glazing and gas central heating. The accommodation includes an entrance hall, guest cloakroom, dining kitchen, lounge, three bedrooms, and a bathroom which also serves as an en-suite to the principal bedroom. The property is situated in the sought-after village of Castle Donington, offering a wide range of local amenities and excellent transport links.

### Entrance Hall



With Pvc framed double glazed window to the side elevation, central heating radiator, modern quality hard tiled flooring. Stairs rising to the first floor.

### Guest Cloakroom



Comprising a suite in white of wash hand basin and w.c. Modern quality hard tiled flooring. Central heating radiator, extractor fan.

### Kitchen/Diner 17'0" x 6'9" (5.18m x 2.06m)



Including a range of units at eye and base level providing work surface, storage and appliance space. Integrated fittings including electric hob with extractor hood over and oven beneath. Inset stainless steel sink and drainer. Integrated Hotpoint washer /dryer. Cupboard housing the Baxi central heating boiler, Pvc framed double glazed window to the front elevation, central heating radiator, space for a dining table Modern quality hard tiled flooring.

### Lounge 14'4" x 13'9" (4.37m x 4.19m)



With Pvc framed double glazed French doors opening to the rear garden, central heating radiator.

### First Floor Landing

With Pvc framed double glazed window to the side elevation, access to the boarded roof space.

Master Bedroom 11'8" to wardrobes x 8'10" (3.56m to wardrobes x 2.69m)



With Pvc framed double glazed window to the front elevation, central heating radiator, in built wardrobe with mirrored frontage, overstairs storage cupboard. Direct access to the main bathroom.

Bedroom Two 13'3" x 7'3" (4.04m x 2.21m)



With Pvc framed double glazed window to the rear elevation, central heating radiator.

Bedroom Three 9'8" minimum x 6'2" (2.95m minimum x 1.88m)



With Pvc framed double glazed window to the rear elevation, central heating radiator.

Bathroom



Comprising a suite in white of panelled bath, wash hand basin and w.c. Walk in cubicle housing the shower. Heated towel rail, extractor fan. Accessed from both the master bedrooms and landing.

Parking And Garden



The property has a driveway to the side of the property providing ample off road parking. Gated

access through to the attractive generous landscaped garden comprising of sandstone type paved pathway and patio area, steps rising to the tiered gardens with artificial lawns Useful decking area. External security light.

## Floor Plan

**GROUND FLOOR**  
APPROX. 40.8 SQ. METRES (439.3 SQ. FEET)



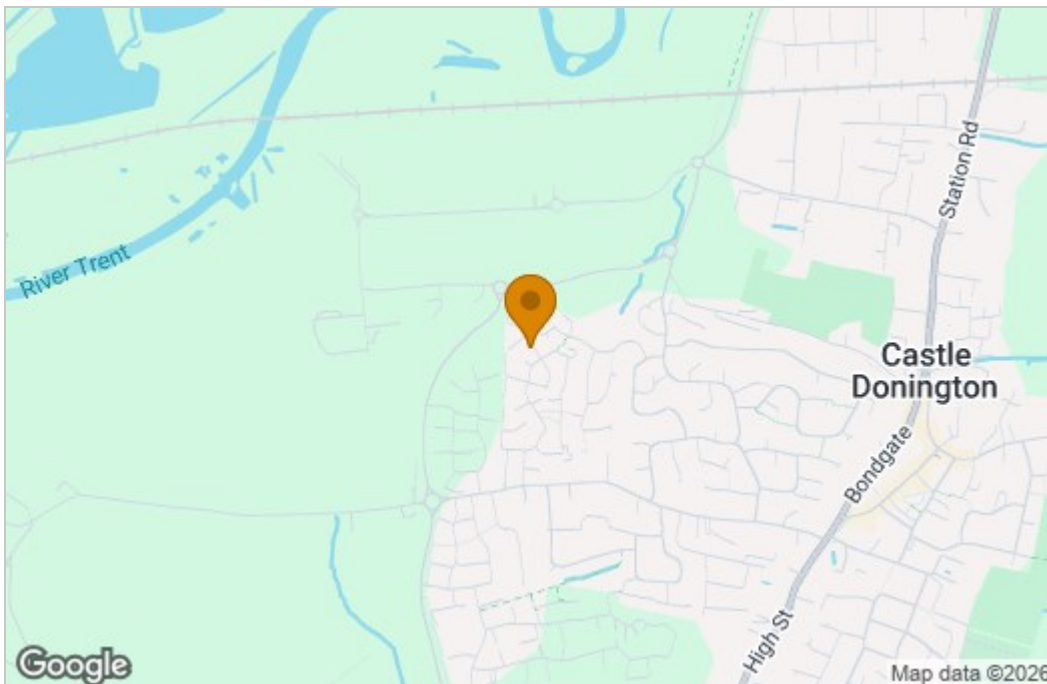
**FIRST FLOOR**  
APPROX. 41.8 SQ. METRES (450.0 SQ. FEET)



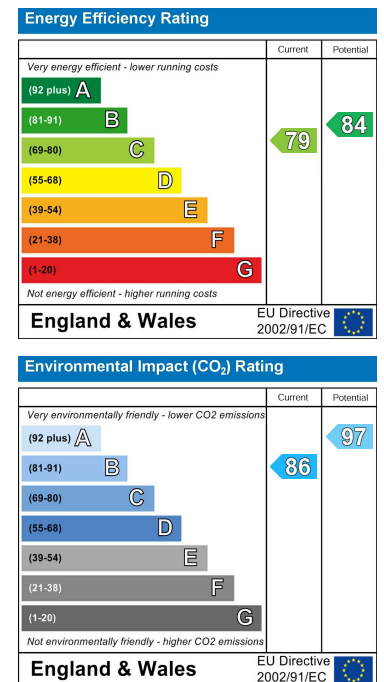
**TOTAL AREA: APPROX. 82.6 SQ. METRES (889.2 SQ. FEET)**

Garage space 299.28sq feet  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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